



## HAMPSTEAD NEIGHBOURHOOD FORUM

Sophie Bowden  
Camden Planning Solutions Team

8 February 2024

Re: Planning Reference 2023/5369/P, Garden Flat, 32 South Hill Park

Dear Ms Bowden,

The Garden Flat of 32 South Hill Park has been extended to the detriment of the conservation area at some point in the past, perhaps when the house was divided in the 1960's. The lightwell to the street-facing side of the building was crudely infilled (see photos below), damaging the heritage asset itself and the Plan area.

While we do not object to the rationalisation of the interior, we are dismayed that any further extensions may be considered without addressing one of the more negative features in the conservation area. The Hampstead Neighbourhood Plan DH2 (3) states:

New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features . . . that would make a positive contribution to the Conservation Area.

The current [proposal](#) would convert the infill space between the house and the pavement from a kitchen to a stand-alone bedroom that does not connect to the rest of the flat and would add little value, unless used as an Air B&B or for guest accommodation.

Furthermore, NE1 (2) of the Plan states that development that causes harm to Local Green Spaces (included in this is Public Open Space) will not be permitted except in very special circumstances. The proposed rear extension would extend to nearly to the edge of Metropolitan Open Land and consume most of the existing rear garden (see photo below).

Both the draft Camden Local Plan and the draft Hampstead Neighbourhood Plan, currently under consultation, place great emphasis on protecting gardens and open spaces, particularly those adjacent to the Heath, such as in draft Local Plan NE1 A vi, which states:

Preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications



The revised Hampstead Neighbourhood Plan asserts in NE3 that development adjacent to Hampstead's areas of major open space, which includes fringes of the Heath, must not harm protected views and/or the setting of the open space by maintaining the rural feel.

For these reasons, we would recommend Camden refuse the application in its current form.

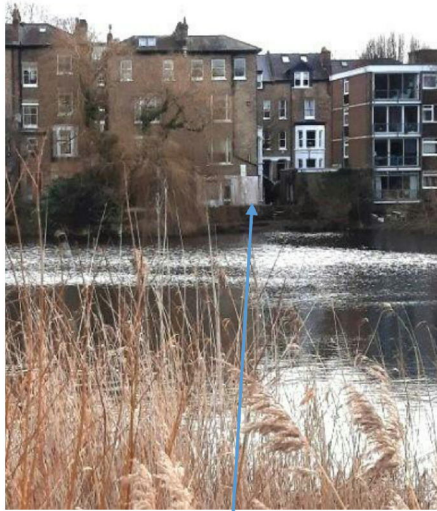
Sincerely,

Janine Griffis



The infill between the house and pavement





View across the pond



Rear garden

